

Article 3

Zoning Districts

3

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See Also:

*Article 4,
Overlay Zoning Districts*

*Article 5,
Planned Unit Development*

3.1 Establishment of Zoning Districts

- A. **Establishment of Zoning Districts:** For the purpose of this Ordinance, the planning jurisdiction subject to this Ordinance is divided into the following zoning districts. Each of the zoning districts stands alone and is not part of a hierarchy-system of zoning. For example, uses permitted in the I2 district are not permitted in the I3 district unless expressly listed as such in the I3 district. Only those uses and standards that are expressly indicated and noted for each district apply to that district.

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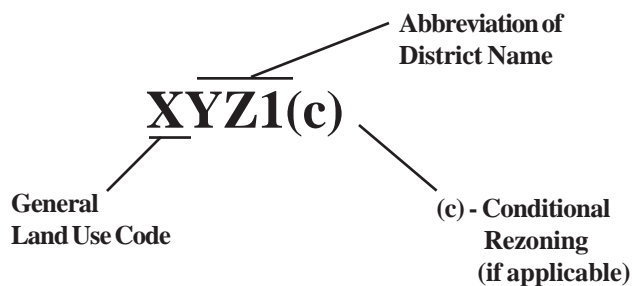
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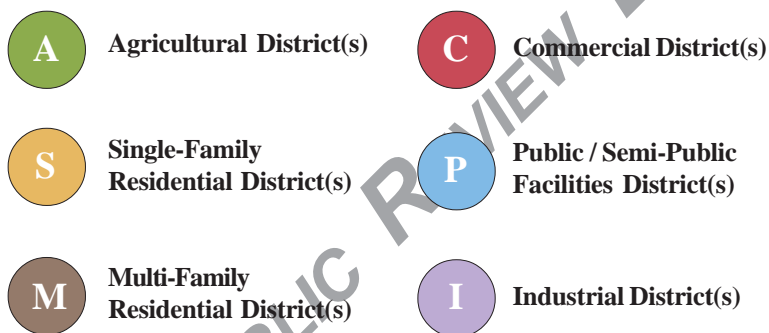
3.1 Establishment of Zoning Districts (cont.)

- B. **Establishment of Planned Unit Development District:** This Ordinance allows for any zoning district(s) to be rezoned for the creation of a Planned Unit Development. All Planned Unit Developments shall comply with the requirements of Article 5 of this Ordinance.
- C. **Subdivision of Land:** The subdivision of land in every zoning district shall comply with the provisions of the Subdivision Control Ordinance. The subdivision of land in each zoning district shall be limited as specified by the provisions of this Article.

Zoning District Labeling (Figure 3.1)



Zoning District Symbols (Figure 3.2)



See Also:

*Chapter 12.5,
Appeals of Administrative
Decisions*

3.2 Land Uses

- A. **Land Uses Specified:** Each land use is either a permitted, prohibited or a conditional use in each zoning district. A list of permitted and conditional use categories for each district is provided in the "Permitted Uses" and "Conditional Uses" columns accompanying the description of each district in this Article. Specific land uses within each category are listed in the Land Use Matrix at the end of this Article.
- B. **Unlisted or Questionable Land Uses:** Any use not listed as a permitted use or conditional use is considered prohibited. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or a conditional use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of Chapter 12.5 for Appeals of Administrative Decisions.
- C. **Minor Essential Services:** Minor essential services shall be permitted in all zoning districts. These services shall include overhead or underground gas, electrical, telephone, stream, fuel or water transmission or distribution systems; as well as collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, traffic signals, hydrants and similar items.

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3.3 Requirements (cont.)



- A. **Lot Requirements Established:** The lot requirements for each zoning district shall be as specified in the description of each district in this Article. Lot requirements shall include, but not be limited to, front setback, side setback, rear setback, lot area, lot width, lot frontage, lot depth, height, living and ground floor areas, primary structures, and lot coverage.
- B. **General Lot Requirements:** All lots shall comply with the following requirements consistent with the applicable lot standards:
1. **Compliance Requirements:** Except as provided in this Ordinance, no structure shall be erected, altered, enlarged or reconstructed unless such alteration, enlargement, or reconstruction conforms with the lot regulations of the zoning district in which it is located. The lot requirements of this Article may not apply in instances where this Ordinance specifically provides alternate requirements, such as an overlay zoning district.
 2. **Setback Requirements:** No portion of any structure is allowed to be located within the required setbacks. Structures shall include, but not be limited to garages, carports, decks, and platforms above normal grade level.
 - a. **At-Grade Improvements:** Parking spaces, interior drives, other vehicle use areas and sidewalks shall be permitted within the required setbacks at normal grade level subject to the requirements of this Ordinance.
 - b. **Minor Appurtenances:** Cornices, bay windows, chimneys, eaves, and other minor appurtenances to structures may encroach into the required setbacks by a maximum of 2 feet. Steps, awnings, balconies, fire escapes, and other similar features may encroach into the required setbacks by a maximum of 5 feet.
 - c. **Easements:** No structures or other improvements should be located in any easement without the written permission of the easement holder.
 3. **Access Requirements:** Every structure and/or use erected, moved, or established shall be located on a lot with the frontage required by the zoning districts described in this Article. Every lot shall have access to a public street or on a private street or access easement. The use of all private streets and access easements shall be subject to the approval of the Plan Commission, consistent with all applicable requirements of this Ordinance and the Subdivision Control Ordinance.
- C. **Lot Requirements Measurement:** The measurement and calculation of the lot requirements established by this Article shall be as described below. All figures shall be rounded to the nearest whole number. All fractions of 1/2 or greater and all percentages of 0.5% or greater shall be rounded up to the next highest whole number.

See Also:

*Article 11,
Nonconformities*

*Article 14,
Definitions*

3.3 Requirements (cont.)

1. Gross Density: Gross density shall be measured as the number of dwelling units per acre in a given area, including any property used for street rights-of-way, parks, open space, flood hazard areas, or other features.
2. Lot Area: Lot area shall be measured as the horizontal area included within the exterior lines of a lot, including any easements and required setback or buffer areas, but excluding any rights-of-way or similar dedications to the public.
3. Lot Width: Lot width shall be measured as the horizontal distance between side lot lines at the front setback line or built-to line affecting the property. The front setback line for irregularly shaped lots may exceed the minimum required and therefore represent the lot width that is provided.
4. Lot Depth: Lot depth shall be measured as the horizontal distance between the right-of-way line and the rear lot lines.

Lot Width & Depth (Figure 3.3)



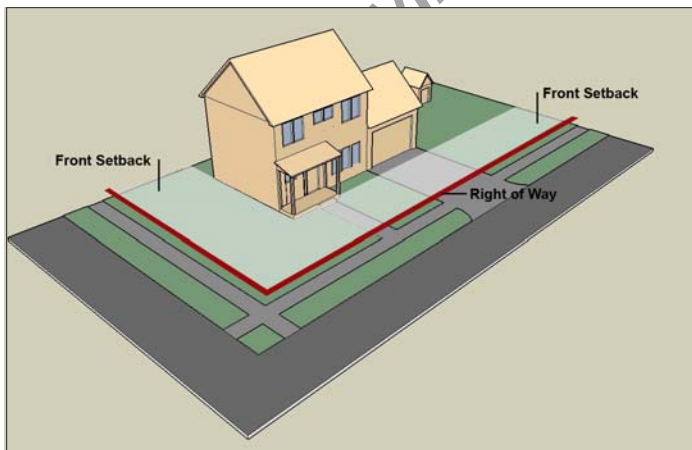
5. Lot Frontage: Lot frontage shall be measured as the horizontal distance between side lot lines measured at the point at which the lot abuts a right-of-way or other access. Lot frontage on a right-of-way, easement, or other legal access shall be consistent with the requirements of the Subdivision Control Ordinance.
6. Lot Coverage: Lot coverage shall be measured as the percentage of the lot area occupied by permanent primary and accessory structures. Lot coverage shall not include area occupied by temporary structures, parking areas, sidewalks, or other similar paved surfaces.
7. Front Setback: Front setback shall be measured as the shortest horizontal distance between the street or road right-of-way specified by the applicable Thoroughfare Plan and the foundation of the nearest structure. Front setback requirements shall also ap-

3.3 Requirements (cont.)

ply to any reserved rights-of-way. The specified right-of-way shall be measured with 1/2 of the required distance on either side of the centerline of the street/road. In locations where the actual right-of-way exceeds the Thoroughfare Plan specified right-of-way, the front yard setback shall be either (1) as specified for each zoning district by this Article and measured as described above, or (2) 5 feet from the actual right-of-way, whichever is greater.

- a. *Multiple Frontage Lots:* All lots with more than one frontage on a street or road (such as corner lots and through lots) shall be considered as requiring a front setback for each street/road frontage. The minimum side setback shall be required for all other yards.
- b. *Cul-de-Sac Lots:* The measurement of front yard setback on a cul-de-sac shall be expressed as an arc which parallels the right-of-way.

Front Setback (Figure 3.4)



3.3 Requirements (cont.)

8. Front Built-to Line: Built-to line shall be measured as the shortest horizontal distance between the front lot line and the foundation of the nearest structure.
9. Rear Setback: Rear setback shall be measured as the shortest horizontal distance between the rear lot line and the foundation of the nearest structure.
10. Side Setback: Side setback shall be measured as the shortest horizontal distance between a side lot line and the foundation of the nearest structure. When expressed as an "aggregate" the measurement shall be a total for both sides of the lot. In all other cases the setback shall be measured for each side yard.

Side Setback (Figure 3.5)



11. Living Area: Living area shall be measured as the floor area of a dwelling intended for human occupation and use. The measurement of living area shall exclude any garage, unfinished basement, or other similar space.

3.3 Requirements (cont.)

12. Ground Floor Living Area: Ground floor living area shall be measured as the percentage of total living area located on the ground floor of a dwelling.
 13. Primary Structures per Lot: Primary structures per lot shall be measured as the total number of primary structures and/or separate structures housing different primary uses on any lot.
 14. Height: Height shall be measured consistent with Chapter 9.1.
- D. **Development Requirements:** All structures and land uses, including any alterations to either, that are established or otherwise occur after the effective date of this Ordinance shall conform to the development requirements provided by this Ordinance. The development requirements that apply to each zoning district shall be as cross-referenced in the description of each district in this Article and as otherwise described by this Ordinance. The development requirements shall not apply in instances where this Ordinance specifically provides alternate requirements, such as an overlay zoning district.



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District Intent:

The "AV", Agriculture, Voluntary Protection zoning district is intended to provide a mechanism for owners of agricultural property to voluntarily limit the possible development of their land. In no instance shall any property be zoned "AV" without the consent of all property owners.

The "AV" zoning district does not provide any automatic tax incentives for agricultural uses. Further, this zoning district does not prevent future rezoning of the property for non-agricultural purposes. The "AV" zoning district provides property owners with a method of officially signaling their intent to allow only low intensity, agriculture-related development on their property at the current time.

3.4 Agriculture: Voluntary Protection (AV)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm (CFO/CAFO type I)
- farm (general)

Residential Uses

- dwelling, single-family

Communications / Utilities Uses

- utility substation
- water tower
- wellfield/water treatment facility

Park Uses

- nature preserve / conservation area

P

B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding
- farm (CFO/CAFO type II)

Residential Uses

- bed and breakfast facility
- shared housing facility

Public / Semi-Public Uses

- airstrip / helipad (private)

Communications / Utilities Uses

- sewage treatment plant

Commercial Uses

- agricultural supply facility
- agri-business facility
- agri-tourism facility

Industrial Uses

- agri-industrial facility

C

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3.4 Agriculture: Voluntary Protection (AV)



C. Lot Requirements

Minimum Lot Area

- 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater

Minimum Lot Width

- 150 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- Agricultural Structures: None
- Non-Agricultural Structures: 25%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 50 feet when adjacent to a Collector Street or Road
- 50 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Agricultural Structure: 35 feet
- Primary Structure: 35 feet
- Accessory Structure: 15 feet

Minimum Rear Setback

- Agricultural Structure: 35 feet
- Primary Structure: 35 feet
- Accessory Structure: 15 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1 *

*structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot.

Maximum Height

- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered an eligible parent tracts. A new lot may be created only for the purpose of establishing a separate property for the existing farm dwelling. The remaining tract, even if platted, shall not be considered a buildable lot. All new lots shall comply with this Ordinance and the Subdivision Control Ordinance. Any subdivision rights shall run with the remaining tract.

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District Intent:

The "AP", Agriculture, Preferred zoning district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.

Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property with the community.

3.5 Agriculture: Preferred (AP)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm (CFO/CAFO type I)
- farm (general)

Residential Uses

- dwelling, single-family

Communications / Utilities Uses

- sewage treatment plant
- utility substation
- water tower
- wellfield/water treatment facility

Park Uses

- nature preserve / conservation area

P

B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding
- farm (CFO/CAFO type II)
- farmer's market

Residential Uses

- bed and breakfast facility
- shared housing facility

Public / Semi-Public Uses

- airstrip / helipad (private)
- animal shelter
- cemetery
- fairgrounds
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- campground / RV park
- golf course

Commercial Uses

- agricultural supply facility
- agri-business facility
- agri-tourism facility
- greenhouse / plant nursery
- kennel
- livestock auction / sales facility
- recreational uses (large scale)
- retreat center

Industrial Uses

- agricultural products terminal
- agri-industrial facility
- power generation facility
- waste disposal facility

C

3.5 Agriculture: Preferred (AP)



C. Lot Requirements

Minimum Lot Area

- 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater

Minimum Lot Width

- 150 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- Agricultural Structures: None
- Non-Agricultural Structures: 25%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 50 feet when adjacent to a Collector Street or Road*
- 50 feet when adjacent to a Local Street or Road*

* 25 feet if frontage is on an internal subdivision street

Minimum Side Setback

- Agricultural Structure: 35 feet
- Primary Structure: 35 feet
- Accessory Structure: 15 feet

Minimum Rear Setback

- Agricultural Structure: 35 feet
- Primary Structure: 35 feet
- Accessory Structure: 15 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1 *

*structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot.

Maximum Height

- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In Bartholomew County's jurisdiction new lots shall be based on the scale below. All legal lots present on November 6, 1986 are eligible parent tracts, from which new lots may be created. The remaining tract shall be considered a lot, shall be buildable if platted, and shall retain all subdivision rights.

<u>Parent Tract Size:</u>	<u>Maximum Total Lots Permitted:</u>
25 acres or less	3
26 to 50 acres	4
51 to 75 acres	6
76 to 100 acres	8
greater than 100 acres	10

In the City of Columbus jurisdiction, no more than 2 lots shall be subdivided from any parent tract present on September 7, 1999 over any period of time. The remaining tract shall contain at least 10 acres for each lot subdivided.

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Sign Requirements.. Art. 10

District Intent:

The "AG", Agriculture, General Rural zoning district is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to support the long-term viability of agricultural operations, while also allowing increased non-agricultural development in areas adjacent to developed infrastructure. This district should be used to provide unique, rural housing options and the future ability to extend urban infrastructure.

3.6 Agriculture: General Rural (AG)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm (CFO/CAFO type I)
- farm (general)

Residential Uses

- dwelling, single-family

Communications / Utilities Uses

- utility substation
- water tower
- wellfield/water treatment facility

Park Uses

- golf course
- nature preserve / conservation area
- park / playground

P

B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding
- farm (CFO/CAFO type II)
- farmer's market

Residential Uses

- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses

- sewage treatment plant

Public / Semi-Public Uses

- airstrip / helipad (private)
- animal shelter
- cemetery
- fairgrounds
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- athletic complex
- campground / RV park

Commercial Uses

- agricultural supply facility
- agri-business facility
- agri-tourism facility
- greenhouse / plant nursery
- kennel
- livestock auction / sales facility
- recreational uses (large scale)

C

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3.6 Agriculture: General Rural (AG)

A

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C. Lot Requirements

Minimum Lot Area

- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.
- Sewer Service: 22,000 sq. ft.

Minimum Lot Width

- 100 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- Agricultural Structures: None
- Non-Agricultural Structures: 25%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 50 feet when adjacent to a Collector Street or Road*
- 50 feet when adjacent to a Local Street or Road*

* 25 feet if frontage is on an internal subdivision street

Minimum Side Setback

- Agricultural Structure: 35 feet
- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Rear Setback

- Agricultural Structure: 35 feet
- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1*

*structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot.

Maximum Height

- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In Bartholomew County's jurisdiction new lots shall be based on the scale below. All legal lots present on November 6, 1986 are eligible parent tracts, from which new lots may be created. The remaining tract shall be considered a lot, shall be buildable if platted, and shall retain all subdivision rights.

<u>Parent Tract Size:</u>	<u>Maximum Total Lots Permitted:</u>
25 acres or less	5
26 to 50 acres	8
51 to 75 acres	12
76 to 100 acres	16
greater than 100 acres	20

In the City of Columbus jurisdiction, no more than 2 lots shall be subdivided from any parent tract present on September 7, 1999 over any period of time. The remaining tract shall contain at least 10 acres for each lot subdivided.

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Use Requirements Art. 6

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6.7 Mobile/Manufactured Home

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Parking & Cir. Req. Art. 7

7.1 General

Part 1 7-2

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7.3 Circulation

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Landscaping Req. Art. 8

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9.1 Height. 9-2

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Sign Requirements.. Art. 10

District Intent:

The "RR", Residential, Rural zoning district is specifically intended to provide for residential development on select properties in otherwise rural and/or agricultural areas of the jurisdiction of Bartholomew County. This zoning district is intended to be applied to individual properties on a case by case basis upon the request of the property owner.

The RR2 district should only be applied in instances where it can be demonstrated that (1) the property is not prime agricultural ground and/or not suited to agricultural uses, (2) the property is adequately served by public streets or roads, and (3) the property is either provided with public sewer and water utility service or can adequately accommodate well and septic systems.

3.7 Residential: Rural (RR)

A. Permitted Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwelling, single-family

Park Uses

- golf course
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses

- utility substation
- water tower

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3.7 Residential: Rural (RR)

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C. Lot Requirements

Minimum Lot Area

- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.
- Sewer Service: 22,000 sq. ft.

Minimum Lot Width

- 100 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 30%

Minimum Front Yard Setback

- 50 feet when adjacent to an Arterial Street or Road
- 50 feet when adjacent to a Collector Street or Road*
- 50 feet when adjacent to a Local Street or Road*

* 25 feet if frontage is on an internal subdivision street

Minimum Side Yard Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Rear Yard Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In **Bartholomew County's** jurisdiction all legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

In the **City of Columbus** jurisdiction, no more than 2 lots shall be subdivided from any parent tract present on September 7, 1999 over any period of time. The remaining tract shall contain at least 10 acres for each lot subdivided.

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Use Requirements Art. 6

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District Intent:

The "RS1", Residential, Single-Family zoning district is intended to provide areas for low density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

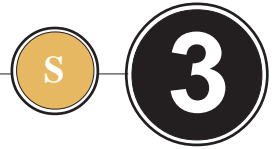
In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.8 Residential: Single-Family 1 (RS1)

<div> <div>P</div> <div> <div>A. Permitted</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• dwelling, single-family</div> </div> </div> <div> <div>Park Uses</div> <div> <div>• golf course</div> <div>• nature preserve / conservation area</div> <div>• park / playground</div> </div> </div>	<div> <div>C</div> <div> <div>B. Conditional</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• bed and breakfast facility</div> <div>• shared housing facility</div> </div> </div> <div> <div>Communications / Utilities Uses</div> <div> <div>• utility substation</div> <div>• water tower</div> </div> </div> <div> <div>Public / Semi-Public Uses</div> <div> <div>• community center</div> <div>• police, fire, or rescue station</div> <div>• school (grades pre-school through 12)</div> <div>• worship facility</div> </div> </div> <div> <div>Park Uses</div> <div> <div>• amphitheater / outdoor venue</div> <div>• athletic complex</div> </div> </div>
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3.8 Residential: Single-Family 1 (RS1)



C. Lot Requirements

Maximum Gross Density

- 2.5 Dwelling Units per Acre

Minimum Lot Area

- 12,000 sq. ft.

Minimum Lot Width

- 75 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 30%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 25 feet when adjacent to a Collector Street or Road
- 15 feet when adjacent to a Local Street or Road*

* 25 feet for any garage with a vehicle entrance facing the Local Street or Road

Minimum Side Setback

- Primary Structure: 15 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 20 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "RS2", Residential, Single-Family zoning district is intended to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

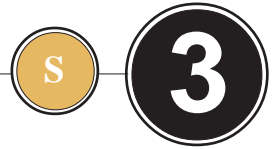
In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.9 Residential: Single-Family 2 (RS2)

<div> <div>P</div> <div> <div>A. Permitted</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• dwelling, single-family</div> </div> </div> <div> <div>Park Uses</div> <div> <div>• golf course</div> <div>• nature preserve / conservation area</div> <div>• park / playground</div> </div> </div>	<div> <div>C</div> <div> <div>B. Conditional</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• bed and breakfast facility</div> <div>• shared housing facility</div> </div> </div> <div> <div>Communications / Utilities Uses</div> <div> <div>• utility substation</div> <div>• water tower</div> </div> </div> <div> <div>Public / Semi-Public Uses</div> <div> <div>• community center</div> <div>• police, fire, or rescue station</div> <div>• school (grades pre-school through 12)</div> <div>• worship facility</div> </div> </div> <div> <div>Park Uses</div> <div> <div>• amphitheater / outdoor venue</div> <div>• athletic complex</div> </div> </div>
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3.9 Residential: Single-Family 2 (RS2)



C. Lot Requirements

Maximum Gross Density

- 3.5 Dwelling Units per Acre

Minimum Lot Area

- 10,000 sq. ft.

Minimum Lot Width

- 65 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 35%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 25 feet when adjacent to a Collector Street or Road
- 15 feet when adjacent to a Local Street or Road*

* 25 feet for any garage with a vehicle entrance facing the Local Street or Road

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 20 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "RS3", Residential, Single-Family zoning district is intended to provide areas for moderate to high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

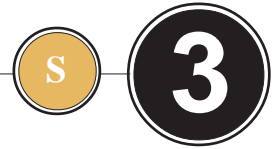
In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.10 Residential: Single-Family 3 (RS3)

<div> <div>P</div> <div> <div>A. Permitted</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <ul style="list-style-type: none"> • dwelling, single-family </div> </div> <div> <div>Park Uses</div> <div> <ul style="list-style-type: none"> • golf course • nature preserve / conservation area • park / playground </div> </div>	<div> <div>C</div> <div> <div>B. Conditional</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <ul style="list-style-type: none"> • bed and breakfast facility • shared housing facility </div> </div> <div> <div>Communications / Utilities Uses</div> <div> <ul style="list-style-type: none"> • utility substation • water tower </div> </div> <div> <div>Public / Semi-Public Uses</div> <div> <ul style="list-style-type: none"> • community center • police, fire, or rescue station • school (grades pre-school through 12) • worship facility </div> </div> <div> <div>Park Uses</div> <div> <ul style="list-style-type: none"> • amphitheater / outdoor venue • athletic complex </div> </div>
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3.10 Residential: Single-Family 3 (RS3)



C. Lot Requirements

Maximum Gross Density

- 5 Dwelling Units per Acre

Minimum Lot Area

- 7,200 sq. ft.

Minimum Lot Width

- 60 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 40%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 25 feet when adjacent to a Collector Street or Road
- 15 feet when adjacent to a Local Street or Road*

* 25 feet for any garage with a vehicle entrance facing the Local Street or Road

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 5 feet

Minimum Rear Setback

- Primary Structure: 20 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

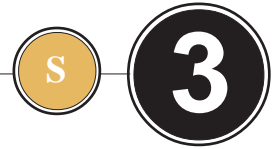
The "RS4", Residential, Single-Family zoning district is intended to provide areas for high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.

This district is intended for use only in the City limits of the City of Columbus in order to ensure that new development is provide with services appropriate for the density that will result. This district is not intended for use in either the jurisdiction of Bartholomew County or the Edinburgh / Bartholomew / Columbus Joint District Plan Commission.

3.11 Residential: Single-Family 4 (RS4)

<div> <div>P</div> <div> <div>A. Permitted</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• dwelling, single-family</div> </div> <div> <div>Park Uses</div> <div> <div>• golf course</div> <div>• nature preserve / conservation area</div> <div>• park / playground</div> </div> </div> </div>	<div> <div>C</div> <div> <div>B. Conditional</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• bed and breakfast facility</div> <div>• shared housing facility</div> </div> <div> <div>Communications / Utilities Uses</div> <div> <div>• utility substation</div> <div>• water tower</div> </div> <div> <div>Public / Semi-Public Uses</div> <div> <div>• community center</div> <div>• police, fire, or rescue station</div> <div>• school (grades pre-school through 12)</div> <div>• worship facility</div> </div> <div> <div>Park Uses</div> <div> <div>• amphitheater / outdoor venue</div> <div>• athletic complex</div> </div> </div> </div> </div></div>
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3.11 Residential: Single-Family 4 (RS4)



C. Lot Requirements

Maximum Gross Density

- 7 Dwelling Units per Acre

Minimum Lot Area

- 5,500 sq. ft.

Minimum Lot Width

- 50 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 45%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 25 feet when adjacent to a Collector Street or Road
- 15 feet when adjacent to a Local Street or Road*

* 25 feet for any garage with a vehicle entrance facing the Local Street or Road

Minimum Side Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback

- Primary Structure: 15 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "RE", Residential, Established zoning district is intended to ensure the continued viability of neighborhoods and developments in existence on the effective date of this Ordinance. This district is intended to only be applied to historic areas and other developments which meet the intent but not the specific requirements of this Ordinance.

This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other standards in a manner consistent with the Comprehensive Plan. The permitting of uses other than single-family residences as conditional uses is intended to maintain the traditional role and vitality of existing structures originally designed for such uses.

This district should not be applied to any new development.

3.12 Residential: Established (RE)

A. Permitted Primary Uses:



Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwelling, single-family

Park Uses

- golf course
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses:



Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- bed and breakfast facility
- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)
- dwelling, two-family
- shared housing facility

Communications / Utilities Uses

- utility substation
- water tower

Public / Semi-Public Uses

- cemetery
- community center
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex

Commercial Uses

- personal service uses
- retail uses (small scale)
- retail uses (medium scale)

3.12 Residential: Established (RE)

S

3

C. Lot Requirements

Minimum Lot Area

- equal to the smallest area of any legal lot of record within 300 feet of the subject property, or (where sewer service is not available) as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.

Minimum Lot Width

- equal to the smallest width of any legal lot of record within 300 feet of the subject property

Maximum Lot Depth

- equal to the largest width to depth ratio of any legal lot of record within 300 feet of the subject property

Minimum Lot Frontage

- equal to the smallest frontage of any legal lot of record within 300 feet of the subject property

Maximum Lot Coverage

- equal to the highest percent coverage of any legal lot of record within 300 feet of the subject property or 75%, whichever is greater

Minimum Front Setback

- equal to the average setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property

Minimum Side Setback

- Primary Structure: 5 feet
- Accessory Structure: 0 feet

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 0 feet

Minimum Living Area per Dwelling

- equal to the average living area of all dwellings located on legal lots of record within 300 feet of the subject property

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 45 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted. However, public water and sewer systems shall be required for all lots created after the effective date of this Ordinance. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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9.3 Fence & Wall 9-7

9.4 Exterior Lighting 9-9

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Cross-References

District Intent:

The "RT", Residential, Multi-Family zoning district is intended to provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.13 Residential: Two-Family (RT)

A. Permitted Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwelling, single-family
- dwelling, two-family

Park Uses

- golf course
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- shared housing facility

Communications / Utilities Uses

- utility substation
- water tower

Public / Semi-Public Uses

- community center
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex

3.13 Residential: Two-Family (RT)

S

3

C. Lot Requirements

Maximum Gross Density

- 8 Dwelling Units per Acre

Minimum Lot Area

- 5,000 sq. ft. per dwelling unit

Minimum Lot Width

- Single-Family Structure: 25 feet
- Two-Family Structure: 50 feet
- Multi-Family Structure: 50 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 55%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 25 feet when adjacent to a Collector Street or Road
- 15 feet when adjacent to a Local Street or Road*

* 25 feet for any garage with a vehicle entrance facing the Local Street or Road

Minimum Side Setback

- Single-Family Structure: 0 foot minimum per side, 10 feet aggregate*
- Two-Family Structure: 5 feet
- Multi-Family Structure: 10 feet
- Accessory Structure: 5 feet

*the aggregate side setback for single-family may be reduced to 0 feet for the center units in multiple attached unit designs.

Minimum Rear Setback

- Primary Structure: 15 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- 1,000 square feet

Minimum Ground Floor Living Area

- 40%

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "RM", Residential, Multi-Family zoning district is intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.14 Residential: Multi-Family (RM)

A. Permitted Primary Uses:

P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- dwelling, two-family
- nursing home / assisted living facility
- retirement facility

Park Uses

- golf course
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses:

C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- shared housing facility

Communications / Utilities Uses

- utility substation
- water tower

Public / Semi-Public Uses

- community center
- institutional facility for the developmentally disabled / mentally ill
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex

3.14 Residential: Multi-Family (RM)

M

3

C. Lot Requirements

Maximum Gross Density

- 25 Dwelling Units per Acre

Minimum Lot Area

- 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units)

Minimum Lot Width

- 50 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 65%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Two-Family Structure: 5 feet
- Multi-Family Structure: 10 feet
- Accessory Structure: 5 feet

Minimum Rear Setback

- Primary Structure: 15 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- Two-Family: 1,000 square feet
- Multi-family: 650 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1 *

*multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "RMH", Residential, Manufactured Home Park zoning district is intended to provide areas for leased-lot developments of manufactured and mobile homes. Development in this zoning district should be served by sewer and water utilities. The "RMH" district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.15 Residential: Manuf. Home (RMH)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- mobile home / manufactured home park

Park Uses

- golf course
- nature preserve / conservation area
- park / playground

B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- shared housing facility

Communications/Utilities Uses

- utility substation
- water tower

Public / Semi-Public Uses

- community center
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex

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3.15 Residential: Manuf. Home (RMH)

M

3

C. Lot Requirements

Minimum Lot Area

- Development: 5 acres
- Home Site: 4,000 square feet

Minimum Lot Width

- Development: not applicable
- Home Site: 30 feet

Maximum Lot Depth

- 3 times the provided lot width

Minimum Lot Frontage

- 50 feet

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road*
- 35 feet when adjacent to a Local Street or Road*

*a 25 foot minimum setback shall be maintained from all internal manufactured home park streets (measured from the edge of pavement)

Minimum Side Setback

- 50 feet from all property lines*

*a 10 foot minimum setback shall be maintained from each home site boundary and from any common area

Minimum Rear Setback

- 50 feet from all property lines*

*a 10 foot minimum setback shall be maintained from each home site boundary and from any common area

Minimum Living Area per Dwelling

- 720 square feet

Minimum Ground Floor Living Area

- 100%

Maximum Primary Structures per Lot

- 1*

*leased lot developments which are not platted and make use of coordinated street and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 30 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "CD", Commercial, Downtown zoning district is intended to serve as the primary commercial and activity center, where a complete range of goods, services, and entertainment is located. This district is intended to serve as a focal point, and to be the most intensely developed area in the community. This district is further intended to support the continued use of historic structures, to ensure a pedestrian-focused character, and to enable continued investment.

3.16 Commercial: Downtown (CD)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farmer's market

Residential Uses

- bed and breakfast facility
- dwellings, secondary (on upper floors of other use)

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- funeral home
- government office
- library
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- trade or business school

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- conference center
- data processing / call center
- health spa
- hotel / motel
- instructional center
- liquor store
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)



B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- dwelling, single-family
- dwelling, two-family
- retirement facility
- shared housing facility

Communications/Utilities Uses

- sewage treatment plant
- utility substation
- water tower

Public / Semi-Public Uses

- community center
- correctional facility
- hospital
- private club
- school (grades pre-school through 12)
- transportation terminal
- university or college
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex

Commercial Uses

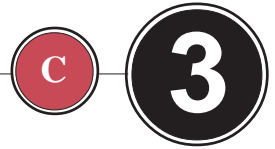
- agricultural supply facility
- auto-oriented uses (small scale)
- auto rental (includes truck, RV, etc.)
- retreat center

Industrial Uses

- agricultural products terminal
- light industrial assembly & distribution
- research & development facility
- wholesale facility



3.16 Commercial: Downtown (CD)



C. Lot Requirements

Minimum Lot Area

- 3,000 sq. ft.

Minimum Lot Width

- 20 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 20 feet

Maximum Lot Coverage

- 100%

Front Build-to Line

- 0 feet when adjacent to an Arterial Street or Road*
- 0 feet when adjacent to a Collector Street or Road*
- 0 feet when adjacent to a Local Street or Road*

* the built-to line shall be 10 feet for primary structures on properties which include outdoor dining, assembly, or similar space which conforms to a 0 foot build-to line

Minimum Side Setback

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Rear Setback

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Living Area per Dwelling

- Single-Family: 1,000 square feet
- Two-Family: 1,000 square feet
- Secondary: 650 square feet
- Multi-family: 650 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1

Maximum Height

- Primary Structure: 75 feet, provided that all portions of any structure exceeding 60 feet maintain a minimum front setback equal to 50% of the width of the adjacent right-of-way
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "CN", Commercial, Neighborhood zoning district is intended to provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.

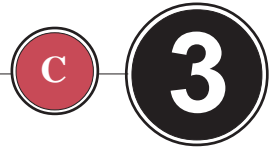
In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.17 Commercial: Neighborhood (CN)

<div> <div>P</div> <div> <div>A. Permitted</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• bed and breakfast facility</div> <div>• dwellings, secondary (on upper floors of other use)</div> </div> </div> <div> <div>Public / Semi-Public Uses</div> <div> <div>• clinic</div> <div>• day-care center (adult or child)</div> <div>• police, fire, or rescue station</div> </div> </div> <div> <div>Park Uses</div> <div> <div>• nature preserve / conservation area</div> <div>• park / playground</div> </div> </div> <div> <div>Commercial Uses</div> <div> <div>• office uses</div> <div>• personal service uses</div> <div>• recreation uses (small scale)</div> <div>• restaurant</div> <div>• retail uses (small scale)</div> </div> </div>	<div> <div>C</div> <div> <div>B. Conditional</div> <div>Primary Uses:</div> <div> <div>Use Matrix:</div> <div>The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</div> </div> </div> </div> <div> <div>Agriculture Uses</div> <div> <div>• farmer's market</div> </div> </div> <div> <div>Residential Uses</div> <div> <div>• dwellings, multi-family</div> <div>• shared housing facility</div> </div> </div> <div> <div>Communications / Utilities Uses</div> <div> <div>• utility substation</div> <div>• water tower</div> </div> </div> <div> <div>Public / Semi-Public Uses</div> <div> <div>• community center</div> <div>• library</div> <div>• parking lot / garage (as a primary use)</div> <div>• school (grades pre-school though 12)</div> <div>• worship facility</div> </div> </div> <div> <div>Park Uses</div> <div> <div>• amphitheater / outdoor venue</div> <div>• athletic complex</div> </div> </div> <div> <div>Commercial Uses</div> <div> <div>• auto-oriented uses (small scale)</div> <div>• liquor store</div> <div>• retail uses (medium scale)</div> </div> </div>
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3.17 Commercial: Neighborhood (CN)



C. Lot Requirements

Minimum Lot Area

- 5,000 sq. ft.

Maximum Lot Area

- 5 acres (217,800 sq. ft.)

Minimum Lot Width

- 50 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 75%

Minimum Front Setback

- 35 feet when adjacent to an Arterial Street or Road
- 25 feet when adjacent to a Collector Street or Road
- 15 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback

- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling

- Secondary: 650 square feet
- Multi-family: 650 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1 *

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 35 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "CO", Commercial, Professional Office zoning district is intended to establish appropriate locations for professional office centers. Such centers may include both professional offices and complementary retail uses and support facilities. This district may be used to transition from residential to other, more intense, business or industrial zoning districts.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.18 Commercial: Professional Office (CO)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses

- communications service exchange

Public / Semi-Public Uses

- clinic
- day care center (adult or child)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- data processing / call center
- office uses



B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses

- utility substation
- water tower

Public / Semi-Public Uses

- community center
- government office
- school (grades pre-school through 12)
- trade or business school
- worship facility

Park Uses

- amphitheater / outdoor venue

Commercial Uses

- conference center
- personal service uses
- restaurant
- retail uses (small scale)
- retreat center

Industrial Uses

- research & development facility



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3.18 Commercial: Professional Office (CO)

C. Lot Requirements

Minimum Lot Area <ul style="list-style-type: none">• 10,000 square feet	Minimum Side Setback <ul style="list-style-type: none">• Primary Structure: 10 feet• Accessory Structure: 10 feet
Minimum Lot Width <ul style="list-style-type: none">• 50 feet	Minimum Rear Setback <ul style="list-style-type: none">• Primary Structure: 10 feet• Accessory Structure: 10 feet
Maximum Lot Depth <ul style="list-style-type: none">• not applicable	Minimum Living Area per Dwelling <ul style="list-style-type: none">• not applicable
Minimum Lot Frontage <ul style="list-style-type: none">• 50 feet	Minimum Ground Floor Living Area <ul style="list-style-type: none">• not applicable
Maximum Lot Coverage <ul style="list-style-type: none">• 65%	Maximum Primary Structures per Lot <ul style="list-style-type: none">• 1 *
Minimum Front Setback <ul style="list-style-type: none">• 50 feet when adjacent to an Arterial Street or Road• 35 feet when adjacent to a Collector Street or Road• 25 feet when adjacent to a Local Street or Road	<p>*office complexes with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot</p> Maximum Height <ul style="list-style-type: none">• Primary Structure: 40 feet• Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1.

Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2.

Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "CC", Commercial, Community zoning district is intended to establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.19 Commercial: Community (CC)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses

- communication service exchange
- utility substation
- water tower

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- funeral home
- government office
- police, fire, or rescue station
- post office
- trade or business school

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- auto-oriented uses (small scale)
- auto-oriented uses (medium scale)
- auto-oriented uses (large scale)
- auto rental (includes truck, RV, etc.)
- builder's supply store
- equipment rental
- health spa
- hotel / motel
- instructional center
- liquor store
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retail uses (large scale)

B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)
- nursing home / assisted living facility
- retirement facility

Public / Semi-Public Uses

- animal shelter
- community center
- government facility (non-office)
- hospital
- institution for the developmentally disabled / mentally ill
- library
- private club
- parking lot / garage (as a primary use)
- school (grades pre-school through 12)
- transportation terminal
- worship facility

Park Uses

- amphitheater / outdoor venue
- athletic complex
- campground / RV park
- driving range (as a primary use)

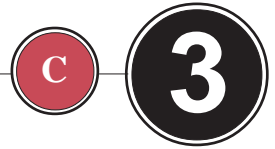
Commercial Uses

- agricultural supply facility
- greenhouse / plant nursery
- theater (outdoor)

Industrial Uses

- agricultural products terminal
- boat/RV storage facility (outdoor)
- contractor's office / workshop
- mini-warehouse self-storage facility
- wholesale facility

3.19 Commercial: Community (CC)



C. Lot Requirements

Minimum Lot Area

- 10,000 sq. ft.

Maximum Lot Area

- 10 acres (435,600 sq. ft.)

Minimum Lot Width

- 50 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 65%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- Secondary: 650 square feet
- Multi-family: 650 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1 *

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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Cross-References

District Intent:

The "CR", Commercial, Regional zoning district is intended to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high-volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.20 Commercial: Regional (CR)

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"> <h3>A. Permitted Primary Uses:</h3> <p><i>Use Matrix:</i> The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</p> <hr/> <p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • communication service exchange • utility substation • water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • clinic • day-care center (adult or child) • government office • hospital • museum • parking lot / garage (as a primary use) • police, fire, or rescue station • post office • trade or business school <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area • park / playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • auto-oriented uses (small scale) • auto-oriented uses (medium scale) • auto-oriented uses (large scale) • auto rental (includes truck, RV, etc) • builder's supply store • data processing / call center • equipment rental • farm equipment sales & service • health spa • hotel / motel • instructional center • liquor store • office uses • personal service uses • recreation uses (small scale) • recreation uses (medium scale) • restaurant • retail uses (small scale) • retail uses (medium scale) • retail uses (large scale) <p>Industrial Uses</p> <ul style="list-style-type: none"> • wholesale facility </div> <div style="width: 35%; text-align: center;"> <div style="background-color: #90EE90; border-radius: 50%; width: 60px; height: 60px; line-height: 60px; margin: 0 auto; font-size: 24px; font-weight: bold; color: white;">P</div> </div> </div>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 60%;"> <h3>B. Conditional Primary Uses:</h3> <p><i>Use Matrix:</i> The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.</p> <hr/> <p>Residential Uses</p> <ul style="list-style-type: none"> • dwellings, multi-family • dwellings, secondary (on upper floors of other use) <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • animal shelter • fairgrounds • government facility (non-office) • library • transportation terminal • university or college • worship facility <p>Park Uses</p> <ul style="list-style-type: none"> • amphitheater / outdoor venue • athletic complex • campground / RV park • driving range (as a primary use) <p>Commercial Uses</p> <ul style="list-style-type: none"> • agricultural supply facility • conference center • greenhouse / plant nursery • kennel • mobile / manufactured home sales • retreat center • theater (outdoor) • truck stop / travel center <p>Industrial Uses</p> <ul style="list-style-type: none"> • agricultural products terminal • boat / RV storage facility (outdoor) • contractor's office / workshop • light industrial assembly & distribution • mini-warehouse self-storage facility • research & development facility </div> <div style="width: 35%; text-align: center;"> <div style="background-color: #FFD700; border-radius: 50%; width: 60px; height: 60px; line-height: 60px; margin: 0 auto; font-size: 24px; font-weight: bold; color: white;">C</div> </div> </div>
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3.20 Commercial: Regional (CR)



C. Lot Requirements

Minimum Lot Area

- 15,000 sq. ft.

Minimum Lot Width

- 50 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 75%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- Secondary: 650 square feet
- Multi-family: 650 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1 *

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: no maximum
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "P", Public / Semi-Public Facilities zoning district is established as a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance

The "P", Public / Semi-Public Facilities zoning district is intended to provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should not be applied to single properties as a "spot" zone, but rather in those locations where a single large facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirements that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

3.21 Public / Semi-Public Facilities (P)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- nursing home / assisted living facility
- retirement facility

Communications / Utilities Uses

- communications service exchange
- sewage treatment plant
- utility substation
- water tower
- wellfield / water treatment facility

Public / Semi-Public Uses

- airport (public)
- animal shelter
- cemetery
- clinic
- community center
- correctional facility
- day care center (adult or child)
- fairgrounds
- government facility (non-office)
- government office
- hospital
- institution for the developmentally disabled / mentally ill
- library
- private club
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- school (grades pre-school through 12)
- trade or business school
- university or college
- worship facility

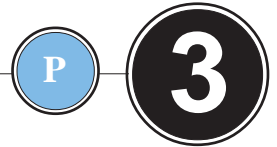
Park Uses

- amphitheater / outdoor venue
- athletic complex
- driving range (as a primary use)
- golf course
- nature preserve / conservation area
- park / playground

Commercial Uses

- conference center
- health spa
- instructional center
- retreat center

3.21 Public / Semi-Public Facilities (P)



B. Lot Requirements

Minimum Lot Area

- 20,000 square feet

Minimum Lot Width

- 50 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 65%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- not applicable

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1*

*combined institutional facilities and campuses with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 45 feet
- Accessory Structure: 25 feet

C. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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District Intent:

The "I1", Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of nuisance or polluting sounds, odors, or materials.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.22 Industrial: Light (I1)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm (confined feeding I)
- farm (general)

Communications / Utilities Uses

- communication service exchange
- utility substation
- water tower

Public / Semi-Public Uses

- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area

Commercial Uses

- conference center
- data processing / call center
- office uses

Industrial Uses

- light industrial assembly & distribution
- research & development facility
- warehouse & distribution facility
- wholesale facility



B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding
- farm (confined feeding II)

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses

- agri-business facility
- agri-tourism facility
- personal service uses
- restaurant

Industrial Uses

- mini-warehouse self-storage facility



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3.22 Industrial: Light (I1)

I

3

C. Lot Requirements

Minimum Lot Area

- 22,000 square feet

Minimum Lot Width

- 100 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 75%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- not applicable

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1*

*combined industrial operations with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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Cross-References

District Intent:

The "I2", Industrial: General zoning district is intended to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.23 Industrial: General (I2)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm (confined feeding I)
- farm (general)

Communications / Utilities Uses

- communication service exchange
- sewage treatment plant
- utility substation
- water tower

Public / Semi-Public Uses

- government facility (non-office)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area

Commercial Uses

- auto-oriented uses (medium scale)
- builder's supply store
- conference center
- data processing / call center

Industrial Uses

- contractor's office / workshop
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing & distribution
- mini-warehouse self-storage facility
- research & development facility
- truck freight terminal
- warehouse & distribution facility



B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- agri-industry facility
- animal boarding
- farm (confined feeding II)

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses

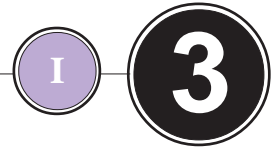
- agricultural supply facility
- agri-business facility
- agri-tourism facility
- equipment rental
- farm equipment sales & service
- office uses
- personal service uses
- restaurant
- truck stop / travel center

Industrial Uses

- agricultural products terminal
- agri-industrial facility
- boat / RV storage facility (outdoor)
- truck sales & service center



3.23 Industrial: General (I2)



C. Lot Requirements

Minimum Lot Area

- 1 acre (43,560 square feet)

Minimum Lot Width

- 100 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 75%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Rear Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Living Area per Dwelling

- not applicable

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1*

*combined industrial operations with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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Sign Requirements.. Art. 10

District Intent:

The "I3", Industrial: Heavy zoning district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provided the necessary supporting infrastructure.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

3.24 Industrial: Heavy (I3)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm (confined feeding I)
- farm (general)

Communications / Utilities Uses

- communication service exchange
- sewage treatment plant
- utility substation
- water tower

Public / Semi-Public Uses

- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area

Commercial Uses

- conference center

Industrial Uses

- agricultural products processing
- agri-industrial facility
- concrete / asphalt production facility
- food & beverage production
- general industrial production
- research & development facility
- truck freight terminal



B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding
- farm (confined feeding II)

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses

- truck stop / travel center

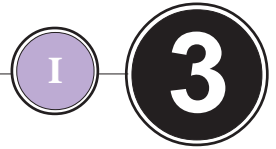
Industrial Uses

- agricultural products terminal
- agri-industrial facility
- hazardous materials production
- power generation facility
- truck sales & service center
- waste disposal facility



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3.24 Industrial: Heavy (I3)



C. Lot Requirements

Minimum Lot Area

- 1 acre (43,560 square feet)

Minimum Lot Width

- 100 feet

Maximum Lot Depth

- not applicable

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 75%

Minimum Front Setback

- 50 feet when adjacent to an Arterial Street or Road
- 35 feet when adjacent to a Collector Street or Road
- 25 feet when adjacent to a Local Street or Road

Minimum Side Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Rear Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Living Area per Dwelling

- not applicable

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1*

*combined industrial operations with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 60 feet
- Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot requirements listed above and other applicable regulations.

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Zoning Districts Use Matrix (Table 3.1) (page 1 of 3)

Agricultural Uses																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3	
animal boarding	C	C	C																C	C	C	
farm (CFO/CAFO type I)	P	P	P																P	P	P	
farm (CFO/CAFO type II)	C	C	C																C	C	C	
farm (general)	P	P	P																P	P	P	
farmer's market		C	C										P	C								

Residential Uses																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3	
bed and breakfast facility	C	C	C	C	C	C	C	C	C				P	P								
dwelling, multi-family									C	C	P		C	C		C	C					
dwelling, secondary (on upper floors of other use)									C				P	P		C	C					
dwelling, single-family	P	P	P	P	P	P	P	P	P	P			C									
dwelling, two-family									C	P	P		C									
mobile home / manufactured home park												P										
nursing home / assisted living facility											P					C		P				
retirement facility											P		C			C		P				
shared housing facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C								

Public / Semi-Public Uses																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3	
airport (public)																		P				
airstrip (private)	C	C	C																			
animal shelter		C	C													C	C	C				
cemetery		C	C						C									P				
clinic													P	P	P	P	P	P	C	C	C	
community center					C	C	C	C	C	C	C	C	C	C	C	C		P				
correctional facility													C					C				
day-care center (adult or child)													P	P	P	P	P	P	C	C	C	
fairgrounds		C	C														C	P				
funeral home													P			P						
government facility (non-office)																C	C	C		P		
government office													P		C	P	P	P				
hospital													C			C	P	P				
institution for developmentally disabled / mentally ill											C					C		P				
library													P	C		C	C	P				
private club													C			C		C				
museum													P				P	P				
parking lot / garage (as a primary use)													P	C	P	C	P	P	P	P	P	
police, fire, or rescue station		C	C		C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	
post office													P			P	P	P				
school (grades pre-school through 12)		C	C		C	C	C	C	C	C	C	C	C	C	C	C		P				
trade or business school													P		C	P	P	P	C	C	C	
transportation terminal													C			C	C					
university or college													C				C	P				
worship facility		C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	P				

Zoning Districts Use Matrix (Table 3.1) (page 2 of 3)

Communications / Utility Uses																					
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																				
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3
communication service exchange															P	P	P	P	P	P	P
sewage treatment plant	C	P	C										C					C		P	P
utility substation	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P
water tower	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P
wellfield / water treatment facility	P	P	P															C			

Park Uses (Public or Private Facility)																					
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																				
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3
amphitheater / outdoor venue					C	C	C	C	C	C	C	C	C	C	C	C	C	P			
athletic complex			C		C	C	C	C	C	C	C	C	C	C		C	C	P			
campground / RV park		C	C													C	C				
driving range (as a primary use)																C	C	C			
golf course		C	P	P	P	P	P	P	P	P	P	P						P			
nature preserve / conservation area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
park / playgrounds			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

Commercial Uses																					
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																				
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3
agricultural supply facility fertilizer sales, distribution, & storage; farm co-op. facility	C	C	C										C			C	C			C	C
agri-business facility winery; cider mill; u-pick farm; textile sales; honey sales	C	C	C																C	C	C
agri-tourism facility crop maze; farm tours; farm animal petting zoo	C	C	C																C	C	C
auto-oriented uses (small scale) gas-station; car wash; drive-up bank machine; oil change shop; tire store													C	C		P	P				
auto-oriented uses (medium scale) auto repair and body shop																P	P			P	
auto-oriented uses (large scale) automobile / motorcycle / recreational vehicle sales and service																P	P				
auto rental (includes truck, RV, etc.)													C			P	P				
builder's supply store																P	P			P	
conference center													P		C		C	C	P	P	P
data processing / call center													P		P		P		P	P	
equipment rental																P	P			C	
farm equipment sales & service																	P			C	
greenhouse / plant nursery		C	C													C	C				
health spa													P			P	P	C			
hotel / motel													P			P	P				
instructional center tutoring center; gymnastics center; dance or martial arts studio													P			P	P	C			
kennel		C	C														C				
liquor store													P	C		P	P				
livestock auction / sales facility		C																			
mobile / manufactured home sales																	C				
office uses administrative/professional office; financial institution; medical/dental office; radio/TV station; veterinary office/animal clinic (without outdoor kennels); print shop/copy center; business/financial services office; investment firm; employment service													P	P	P	P	P		P	C	
personal service uses barber/beauty shop; dry cleaners (retail); photographic studio; self-service laundry; shoe repair/tailor shop; tanning salon; bank									C				P	P	C	P	P		C	C	
recreation uses (small scale) billiard room/arcade; night club/bar; microbrewery/brew-pub; fitness center													P	P		P	P				
recreation uses (medium scale) bowling alley; theater (indoor); banquet or assembly facility; mini-golf course; shooting/archery range (indoor); skating rink/swimming pool													P			P	P				

Zoning Districts Use Matrix (Table 3.1) (page 3 of 3)

Commercial Uses (continued)																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3	
recreational uses (large scale) seasonal hunting or fishing facility; shooting range (outdoor); paintball facility; ATV / dirt bike course; archery range (outdoor)		C	C																			
restaurant													P	P	C	P	P		C	C		
retail uses (small scale) video/music store; art or photo gallery; bakery (retail); flower shop; gift shop; news dealer/bookstore; stationary shop; ice cream shop; convenience store (without gas station); jewelry store; antique shop; meat market; apparel/footwear store									C				P	P	C	P	P					
retail uses (medium scale) craft/fabric store; sporting goods shop; pharmacy; grocery store; garden shop; variety store; auto parts sales (without on-site repair); building finishes shop (paint, carpet, wallpaper, etc.); pet store; repair services (small appliances, jewelry, alterations, etc.); department store; hardware store; home electronics/appliance store; office supply store									C				P	C		P	P					
retail uses (large scale) auction facility (excluding livestock); supermarket; shopping mall; home improvement store																P	P					
retreat center		C											C		C		C	C				
theater (outdoor)																C	C					
truck stop / travel center																	C			C	C	

Industrial Uses																						
Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CN	CO	CC	CR	P	I1	I2	I3	
agricultural products terminal		C											C			C	C			C	C	
agricultural products processing animal products processing													C			C	C				P	
agri-industrial facility bio-fuel facility or similar uses	C	C																		C	P	
boat/RV storage facility (outdoor)																C	C			C		
concrete/asphalt production facility																					P	
contractor's office / workshop																C	C			P		
dry cleaners (commercial)																				P		
food & beverage production																				P	P	
general industrial production manufacturing facility; fabrication facility																				P	P	
hazardous materials production bottle gas storage & distribution; explosive manufacturing and storage; petroleum and chemical processing and storage																					C	
light industrial assembly & distribution packaging facility; assembly facility; printing/publishing facility													C				C		P	P		
light industrial processing & distribution lumber yard; tool and dye shop																				P		
mini-warehouse self-storage facility																C	C		C	P		
power generation facility		C																			C	
research & development facility													C		C		C		P	P	P	
truck freight terminal																				P	P	
truck sales & service center																				C	C	
warehouse & distribution facility																			P	P		
wholesale facility													C			C	P		P			
waste disposal facility incinerator; junk/scrap metal yard; sanitary landfill; refuse dump / transfer station; auto impound lot; inoperable vehicle storage		C														C	P				C	